

**ORDINANCE NO. 041202-Z-28**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12885 RESEARCH BOULEVARD (U.S. HIGHWAY 183 NORTH) AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0162, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.6515 acre tract of land, more or less, out of the Henry Rhoades Survey, Abstract No. 522, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 12885 Research Boulevard (U.S. Highway 183 North) in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.



# METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS  
AUSTIN, TEXAS 78745  
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT "A"

Zoning - 1.6515 Acres  
Lot 1, Arbor Square

## METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION OF 1.6515 ACRES OF LAND, A PORTION OF THE HENRY RHOADS (RHODES) SURVEY, ABSTRACT NO. 522, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, SAID 1.6515 ACRES OF LAND BEING A PORTION OF LOT 1, ARBOR SQUARE, A SUBDIVISION OF A PORTION OF THE SAID HENRY RHOADS SURVEY, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, OF RECORD IN CABINET F, SLIDE 30, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1, ARBOR SQUARE BEING DESIGNATED AS TRACT I AND CONVEYED FROM MITCH MOTLEY, SUBSTITUTE TRUSTEE TO LUMBERMEN'S INVESTMENT CORPORATION AND RECORDED IN THE FOLLOWING INSTRUMENT:

SUBSTITUTE TRUSTEE'S DEED DATED DECEMBER 4, 1990 OF RECORD IN VOLUME 1964, PAGE 601:

WHICH APPEARS IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.6515 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin found in the west line of Pond Springs Road at the southeast corner of said Lot 1, Arbor Square and the northeast corner of Lot B, Town & Country Village Addition Sec. 1, a subdivision of a portion of the said Henry Rhoads Survey, in the City of Austin, Williamson County, Texas, of record in Cabinet C, Slide 254 (Volume 11, Page 72), Plat Records of Williamson County, Texas, for the POINT OF BEGINNING and southeast corner of the herein described tract;

(1) THENCE with the south line of said Lot 1, Arbor Square and the north line of said Lot B, Town & Country Village Addition Sec. 1, being also with the north line of Lot A of said Town & Country Village Addition Sec. 1, S 69°57'55" W at 165.89 feet passing a PK nail found in asphalt at the northwest corner of said Lot B and the northeast corner of said Lot A, Town & Country Village Addition Sec. 1, in all 259.77 feet to a calculated point at the intersection of the south line of said Lot 1, Arbor Square and the north line of said Lot A, Town & Country Village Addition Sec. 1 with the corporate limit line of the City of Austin (now abandoned) annexed in

Ordinance No. 770512-A, for the south or southwest corner of the herein described tract, said corporate limit line of the City of Austin (now abandoned) being 300 feet east of and parallel to the centerline of U. S. Highway No. 183 (Research Boulevard), Project No. 8014-1-15, Approved December 28, 1965, and from which calculated point a 1/2" steel pin with plastic cap set in the current east line of U. S. Highway No. 183 (Research Boulevard) for the east corner of that 0.435 of one acre tract, a portion of said Lot 1, Arbor Square as described in an Agreed Judgment styled The State of Texas v. Lumbermen's Investment Corporation in Cause No. 91-437-C26, 26th District Court of Williamson County, Texas, and recorded in DOC# 9711747, Official Records of Williamson County, Texas and as described in an Agreed Judgment styled The State of Texas v. New Arbor Two, Inc. in Cause No. 94-100-C26, 26th District Court of Williamson County, Texas, and recorded in DOC# 9711746, Official Records of Williamson County, Texas bears S 69°57'55" W 167.31 feet, and from which 1/2" steel pin with plastic cap set for the east corner of the said State of Texas 0.435 of one acre tract a Texas Department of Transportation Type II monument found at Station 983+38.62 - 175.00 feet left, Account No. 8014-1-57 bears S 61°42'05" E (bearing basis for this survey) 309.24 feet;

(2) THENCE with the corporate limit line of the City of Austin (now abandoned) annexed in Ordinance No. 770512-A, N 61°43'40" W 288.32 feet to a calculated point at the intersection of said corporate limit line of the City of Austin (now abandoned) with the north line of said Lot 1, Arbor Square and the south line of Lot 1, Block A, B & K Addition, a subdivision of a portion of the said Henry Rhoads Survey, in the City of Austin, Williamson County, Texas, of record in Cabinet N, Slides 51 & 52, Plat Records of Williamson County, Texas, for the west corner of the herein described tract, and from which calculated point a 1/2" steel pin with plastic cap set in the current east line of U. S. Highway No. 183 (Research Boulevard) for the north corner of the said State of Texas 0.435 of one acre tract bears S 69°19'40" W 165.51 feet;

THENCE with the north line of said Lot 1, Arbor Square and the south line of said Lot 1, Block A, B & K Addition, courses numbered 3 through 4 inclusive as follows:

(3) N 69°19'40" E 12.50 feet to a 1/2" steel pin with plastic cap set;

(4) N 69°53'00" E 394.44 feet to a 1/2" steel pin with plastic cap set in the curving west line of Pond Springs Road for the northeast corner of said Lot 1, Arbor Square and for the southeast corner of said Lot 1, Block A, B & K Addition, for the northeast corner of the herein described tract;

THENCE with the west line of Pond Springs Road and the east line of said Lot 1, Arbor Square, courses numbered 5 through 6 inclusive as follows:

(5) with a curve to the left an arc distance of 28.97 feet, said curve having a radius of 2864.90 feet, a central angle of 0°34'46" and a chord of which bears S 31°27'20" E 28.97 feet to a PK nail set in asphalt at end of curve, and from which PK nail set a cotton gin spindle found in asphalt bears N 5°14' W 0.10 of one foot;

(6) S 31°44'20" E 191.59 feet to the POINT OF BEGINNING of the herein described tract, containing 1.6515 acres of land.

Survey Completed July 20, 2004



METCALFE & SANDERS, INC.  
Land Surveyors

By:

A handwritten signature in black ink that reads "George L. Sanders".

George L. Sanders  
Texas Registered Professional  
Land Surveyor No. 1838

Note: The plastic caps on the steel pins set are inscribed with "M & S 1838".

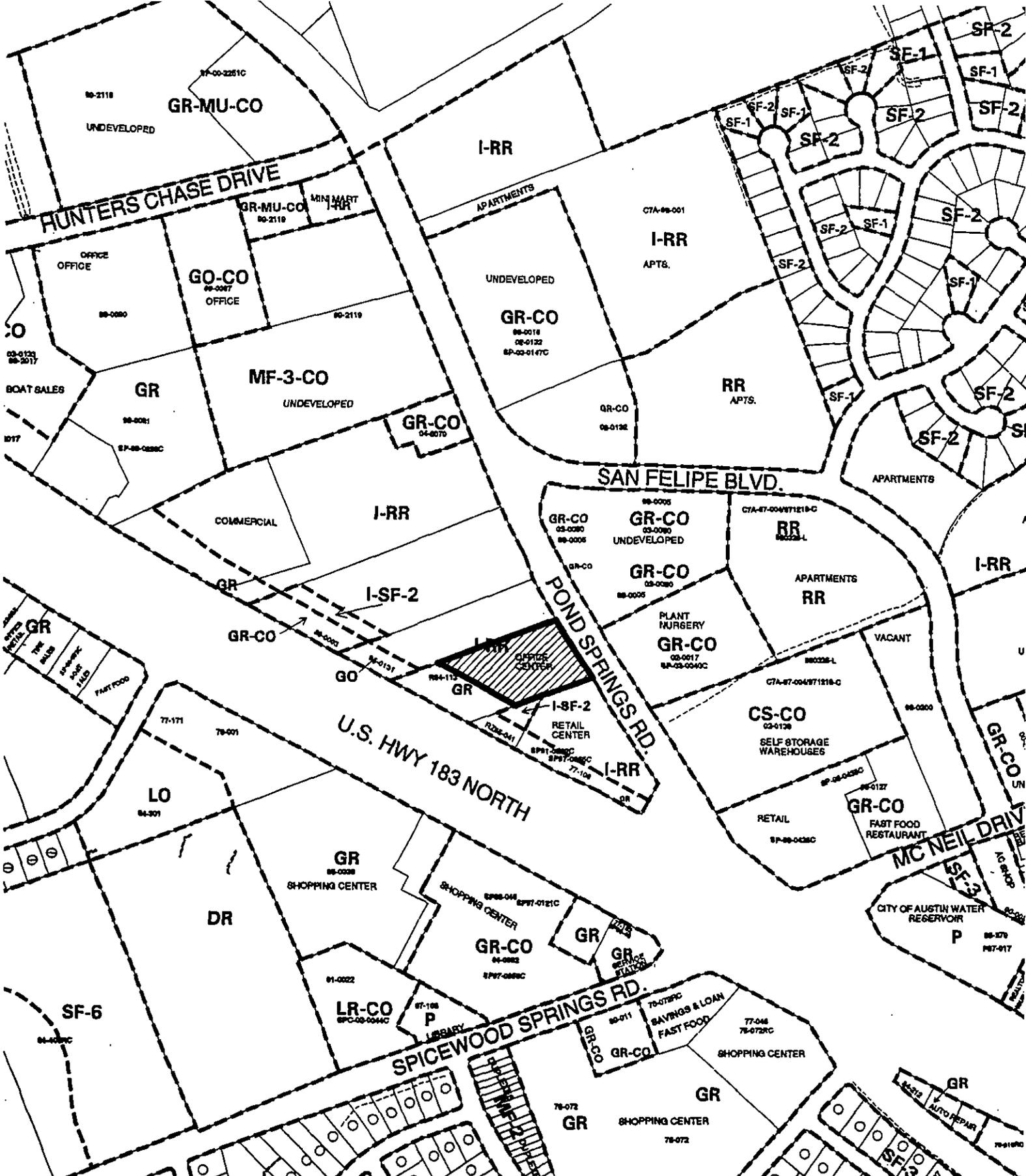
FB 889, P 11-14 & DC  
Job No. 04185.01

Williamson County Appraisal District  
Parcel ID No. R094510

City of Austin Grid No.'s  
G36 & G37

Address of property:  
12885 Research Boulevard  
Austin, Texas 78759

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SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: SGAGER

CASE #: C14-04-0162  
 ADDRESS: 12885 RESEARCH BLVD.  
 SUBJECT AREA (acres): 1.651

ZONING *EXHIBIT B*

DATE: 04-10  
 INTLS: TRC

CITY GRID  
 REFERENCE  
 NUMBER  
 G36